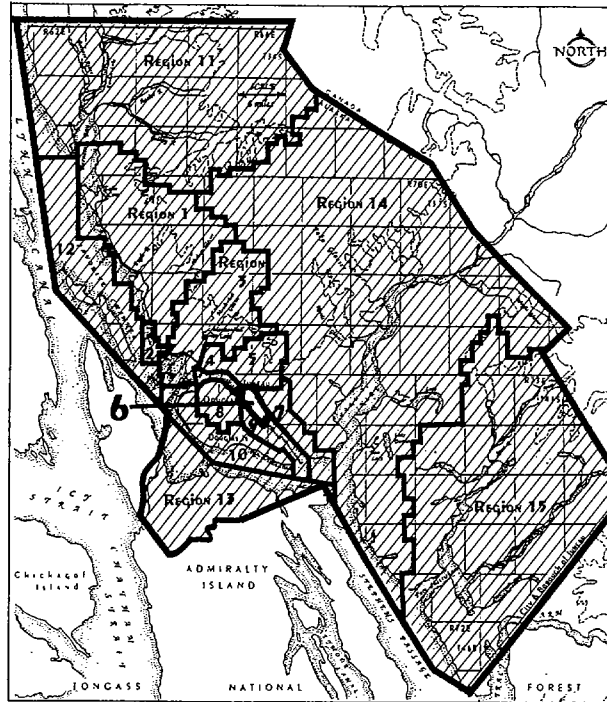


## Region 6 - Juneau

### Background

This region includes the tidelands and submerged lands along the Juneau waterfront from the south boundary of the Mendenhall Wetlands State Game Refuge to downtown Juneau. The region also includes several tracts in downtown Juneau and the steep southwest-facing slopes of Mount Juneau. Subunits 6a4-6a6, 6a8, and 6a10 were proposed by the Juneau Coastal Management Plan as an AMSA because of high scenic values and the aquatic habitat provided in the intertidal areas. Most of the tidelands that have potential for development are in CBJ and private ownership.



### Location Map

## Unit 6a - Downtown Juneau

### Background

**Channel Marine to Mendenhall Wetlands State Game Refuge.** Subunits 6a12, 6a13, 6a14, 6a15, 6a16, 6a17 contain a number of commercial and industrial developments, mostly built on tidelands fill. Parts of these subunits overlap with the Special Waterfront Area designated by the revised Juneau Coastal Management Plan. These subunits include (from north to south): Worldwide Movers; FOSCO, DOTPF, the Juneau Empire, an urban fishing float; Douglas Island Pink and Chum (DIPAC) salmon hatchery and visitor center; DIPAC net pens; tidelands fill used for storing equipment, a plane hanger, and warehouses; and Channel Marine with associated boat storage areas. The subunit includes leases to the DIPAC hatchery on ATS 1356 (ADL 104320) and FOSCO on ATS 1424 (ADL 104939). The CBJ has applied for a public easement for a water distribution line from Juneau to Douglas along the refuge boundary (ADL 104585). The pipeline is buried on the bottom of the channel.

**Egan Drive.** The tidelands in Subunits 6a2 and 6a27 contain tideland fill upon which the Egan Expressway was built. Because of the guardrail, steep banks, and the lack of turnouts, these subunits do not currently provide good public access to the tidelands. The submerged lands are used primarily by boats and barges traveling through Gastineau Channel.

**Aurora Harbor.** Aurora Harbor (Subunit 6a5) is a 19-acre man-made basin north of downtown along the mainland side of Gastineau Channel. Constructed between 1962 and 1964, the harbor was formed by a stone jetty and detached breakwater. Immediately north of the harbor is an undeveloped lot (Subunit 6a33) produced with fill from the harbor's original dredging. The Juneau Yacht Club constructed a clubhouse on the edge of the lot overlooking the channel. Parking is available on this lot. The tidelands under the northern half of the boat harbor are state-owned. These twenty-seven acres have been transferred by ILMT to DOTPF (ATS 180). The proposed uses in the ILMT are for the Juneau Outer Drive project and marine improvements. The revised Juneau Coastal Management Plan has designated Aurora Harbor a Special Waterfront Area.

The CBJ developed a plan to expand this marina beyond the existing breakwater. This plan was developed after series of public meetings and completion of an Army Corps sponsored Environmental Impact Statement (EIS). If the CBJ plan is implemented, the existing breakwater would be removed and a floating breakwater offshore would be constructed. The material salvaged would be used to extend the north and south jetties. The project would add room for 372 additional boat stalls. The 1983 CBJ Small Boat Harbor Development Plan proposed adding a single launch ramp and loading float at the extreme northwest end of Aurora Basin. The plan also proposed as an alternative, filling an acre of tidelands just west of the Yacht Club to create a double-lane launch ramp with loading float.

**Submerged Lands off Aurora and Harris Harbors.** The private and CBJ-owned tidelands between Channel Marine and the Douglas Bridge have significant development. These developments include, Egan Drive, Aurora Harbor, Harris Harbor, parking areas, boat storage yards, harbor masters office, breakwaters, marine fuel docks, UAS facilities, Juneau Yacht Club, a seaplane dock, U.S. Coast Guard facilities, and the northeast end of the Douglas Bridge. With the exception of the Juneau Yacht Club, a parking area and a portion of Aurora Harbor, none of these developments are on state land. The submerged lands in Subunit 6a4 are heavily used by pleasure boats, charter boats, and fishing boats using the two marinas. Floatplanes kept at Harris Harbor take off in this area. Barges are frequently moored in this area.

**Douglas Bridge.** Subunit 6a6 includes the tidelands and submerged lands under the northeast half of the Douglas Bridge. The lands under the north end of the bridge are used by the CBJ for maintenance buildings and storage.

**Juneau Waterfront.** Subunit 6a8 includes the tidelands and submerged lands off the Juneau waterfront. Most developments are on CBJ and privately-owned tidelands. Some of the state-owned tidelands and submerged lands between the "little" and "big" rock dumps has been designated a Special Waterfront Area by the revised Juneau Coastal Management Plan. There are a number of large docks and buildings on pilings and tidelands fill lining the downtown Juneau waterfront. These docks serve a number of private and public purposes.

From north to south, the following dock facilities currently exist on the downtown waterfront: Chevron fuel dock, subport building dock, Coast Guard dock and adjacent floats, Channel Flying floats, merchants wharf, marine park float, city tour ship wharf, cold storage dock, Juneau city float, and the city ferry dock.

The waters off the Juneau waterfront are heavily used by pleasure boats, commercial fishing boats, barges, and cruise ships traveling and mooring in the channel. The channel is also used for floatplane landings and take-offs. These waters are also valuable for sport fishing, wildlife viewing, and sightseeing. The entire area is in the viewshed of downtown Juneau and Douglas Island.

The only developments that have been proposed recently are near the north rock dump. Dry storage yards and ramps on the north rock dump were considered in the 1983 CBJ Small Boat Harbor Development Plan. This would require grading six acres of parking and constructing a two-lane boat launch ramp and a loading float. A new boat marina at the north rock dump is currently proposed (ADL 105785). It would be built mostly on private tidelands with a small part of the breakwater on state tidelands (ADL 105785).

**Downtown Juneau.** Subunits 6a28-6a32, and 6a34-6a37 are lots in downtown Juneau. Some of these tracts are owned and managed by DNR. There are also land management transfer agreements between DOTPF and DNR addressing the management of these lands.

**Mount Juneau.** Most of Subunits 6a25 and 6a26 are extremely steep and are subject to high avalanche hazard. Current uses include the Mount Juneau Trail and viewshed for downtown Juneau. Subunit 6a26 also supports spring black bear habitat. Mount Juneau is within an area the US Bureau of Mines has found to have high mineral potential.

## Management Intent

**Channel Marine to FOSCO.** Subunits 6a13, 6a14, 6a15, 6a16 were reclassified in December, 1991 by the Gastineau Channel Site Specific Plan. These classifications are consistent with the Juneau State Land Plan, and classifications will remain unchanged. The classification order (C-SE-91-001) classified four areas: The DIPAC lease area (Subunit 6a16) was classified Waterfront Development Land and Wildlife Habitat Land.<sup>10</sup> The parking area (Subunit 6a15) was classified Public Recreation Land and Waterfront Development Land. The FOSCO lease area (Subunit 6a13) was classified Waterfront Development Land and Public Recreation Land. The undeveloped shoreline between these two areas (Subunit 6a14) was classified Public Recreation Land and Wildlife Habitat Land.<sup>10</sup> This plan designates the surrounding areas (Subunit 6a11) for Fish and Wildlife Habitat and Harvest (Ha, Hy). Subunit 6a11 will be managed for habitat, harvest, and transportation.<sup>11</sup> Portions of water-related and water-dependent uses that are based on surrounding lands that extend into Subunit 6a11 may be authorized.

<sup>10</sup> This plan designates Subunits 16a14 and 16a16 as fish and wildlife habitat and harvest which converts into a Wildlife Habitat Land classification.

<sup>11</sup> This subunit is not co-designated Transportation because the classification (Transportation Corridor Land) only applies to corridors not mooring, beaching, and navigation for which this subunit will be managed.

**Egan Drive.** Subunits 6a2 and 6a27 will be managed primarily for transportation and utilities along Egan Drive.

**Aurora Harbor.** The CBJ has developed a plan to expand the Aurora Harbor. An Environmental Impact Statement (EIS) was completed and extensive public meetings were held. Expansion of the harbor is consistent with the management intent for Subunits 6a4, 6a5, and 6a33.

**Submerged Lands off Aurora and Harris Harbors and the Juneau Waterfront.** Subunits 6a4, 6a6, and 6a8 include the open water adjacent to private- and CBJ-owned tidelands supporting commercial and industrial activities. The tidelands and submerged lands in these subunits will be managed to provide both land and water space for uses and activities which are directly related to maritime activities while minimizing significant adverse impacts on habitat and harvest for which these subunits are co-designated. Maritime activities include private boating of all types, tourism, (including cruise ships, transient pleasure vessels, and floatplanes), commercial fishing, use by charter boat, floatplane activity, and any other activities involving the human use of waterbodies for sport, recreation, or commerce. Although all existing developments occur on non-state tidelands, portions of future developments such as breakwaters, marinas, and docks may require authorizations for use of state tidelands. Development directly related to maritime activities along the edges of the subunits that extend onto state tidelands and submerged lands are an allowable use if they do not pose hazards to navigation. Fill may be authorized in these subunits if consistent with the Juneau Coastal Management Plan and the guidelines in this plan.

**Downtown Juneau.** Subunits 6a28-6a32 and 6a34-6a37 are lots in downtown Juneau. Some of these tracts are owned and managed by DOTPF, others are owned and managed by DNR. There are also land management transfer agreements between DOTPF and DNR addressing the management of these lands. These lands are designated and managed for public facilities.

**Mount Juneau.** Most of this area is subject to high avalanche hazard and is not suitable for development. Subunits 6a25 and 6a26 will be managed primarily for dispersed recreation. Subunit 6a26 will also be managed for spring black bear habitat for which this subunit was co-designated. The area is a scenic backdrop for Juneau and authorized activities should not significantly detract from these values.

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## Management Guidelines

**Floathomes.** Floathomes are prohibited in this unit on state tidelands and submerged lands except within developed marinas consistent with the conditions in the Juneau Coastal Management Plan.

**Heritage Resource Sites.** There are significant historic resources on the uplands in this unit. The State Office of History and Archeology should be contacted prior to authorizing activities on these lands.

**Commercial Recreation Leasing.** Leasing for commercial recreation facilities that are water related or water dependent may be authorized on the tidelands and submerged lands in this unit. These facilities may include marinas, breakwaters, tourism support facilities, floats, and boat ramps.

**Douglas Bridge.** Prior to authorizations on state lands near the Douglas Bridge, DOTPF will be contacted to ensure that the opportunity to re-configure the north end of the bridge is not precluded.

**Mineral Closures.** Approximately forty (40) acres of tidelands and submerged lands adjacent to the fish hatchery at Salmon Creek will be closed to new mineral location. This area will be closed to new mineral location because the hatchery and the fisheries it supports are critically dependent on the estuarine rearing habitat. The closure is intended to protect the significant state and private investment in this hatchery. Maps of these closures can be found in Mineral Order 653 in Appendix B.

## Land-Use Designation Summary

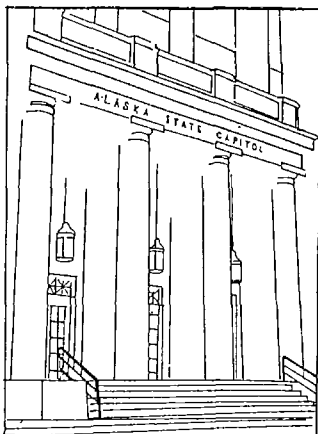
For keys to the one-letter and two-letter abbreviations used in this table, see the beginning of this chapter

UNIT 6A: DOWNTOWN JUNEAU						
Area no. & name	DNR designation	CBJ zoning district	Land type	Adjacent ownership	Resource or use	Other comments
6a2	Tr	D-5	SU	State		Parallels Egan Expressway
6a3 Eagle Creek Delta	Hb Hv	RR	SU	State	Salmon and Dolly Varden sportfishing; herring overwintering; salmon and Dolly Varden sportfishing	
6a4	Hb	RR	SU	State	Herring overwintering; used as an anchorage for barges, tugs, and mid-sized boats	Parallels Egan Expressway
6a5	Hb Hv Pt	WC JCMP-SWA	T	Private	Salmon sportfishing; herring overwintering; existing marina; ILMT to DOTPF	Juneau Waterfront Plan designated area "Industrial"
6a6 Douglas Bridge	Hb Hv Wd	RR	SU	State/ Private	Herring overwintering; salmon sportfishing	Douglas Bridge Crossing
6a8 Juneau Waterfront	Hb Hv One beach access point	RR JCMP-SWA (around "Little" and "Big" Rock Dumps)	SU	State/ Private	Salmon sportfishing; herring overwintering; includes Snowslide Creek Beach access; anchorage	
6a10	Hb Hv	RR	SU	State	Tanner crab commercial harvest; herring overwintering	
6a11	Ha Hv	WI/D-5 JCMP-SWA	T	Private	Waterfowl habitat, salmon sportfishing; Salmon Creek Hatchery cost recovery fishery	
6a12	Wd	WI JCMP-SWA	T	Private		Adjacent commercial buildings
6a13	Rd Wd	WI JCMP-SWA	T	Private		FOSCO Facility
6a14	Ha Hv Rp	WI JCMP-SWA	T	Private	Sportfishing, hatchery cost recovery fishery	Urban fishing float
6a15	Rp Wd	WI JCMP-SWA	UP	Private		DIPAC parking area
6a16	Ha Hv Wd	WI JCMP-SWA	T	Private	Sportfishing, hatchery cost recovery fishing	DIPAC hatchery

## Land-Use Designation Summary (continued)

For keys to the one-letter and two-letter abbreviations used in this table, see the beginning of this chapter

UNIT 6A: DOWNTOWN JUNEAU						
Area no. & name	DNR designation	CBJ zoning district	Land type	Adjacent ownership	Resource or use	Other comments
6a17	Wd	WI JCMP-SWA	T	Private		Commercial buildings
6a25	Rd	RR	UP	State/ Private		Avalanche zone
6a26	Rd Ha	RR	UP	State/ Private	Black bear spring habitat; scenic backdrop to downtown Juneau	Avalanche zone
6a27 Egan Express-way	Tr	D-10	UP	State/ Private	Egan Expressway	Mostly DOTPF ROW
6a28 Downtown Juneau	Pr	LC	UP	Private	State museum and parking area; Alascom	Land managed by DOTPF
6a29 Downtown Juneau	Pr	LC	UP	Private	Dept. of Public Safety, National Guard Armory, parking	Land managed by DOTPF
6a30 Downtown Juneau	Pr	D-10	UP	Private	Governor's Mansion	Land managed by DOTPF
6a31 Downtown Juneau	Pr	MU	UP	Private	State office building; parking garages; state vehicles; open areas	Land managed by DOTPF
6a32 Downtown Juneau	Pr	MU	UP	Private	State Capitol, Telephone Hill, and other state-owned lands along Main and Gold streets	Land managed by DOTPF and DNR
6a33 Yacht Club	Pt	WC	UP	State	Juneau Yacht Club	Juneau Waterfront Plan and Juneau Coastal Program designate area "Industrial" ILMT to DOTPF
6a34	Pt	WC	T	Private	DOTPF, ADFG, Alaska Marine Highway, National Guard	
6a35	Pt	WC	UP	Private	Parking lots	
6a36	Pt	WC	UP	Private	Electric substation	
6a37	Pt	D-5	UP	Private	Alaska Marine Highway Offices and parking	



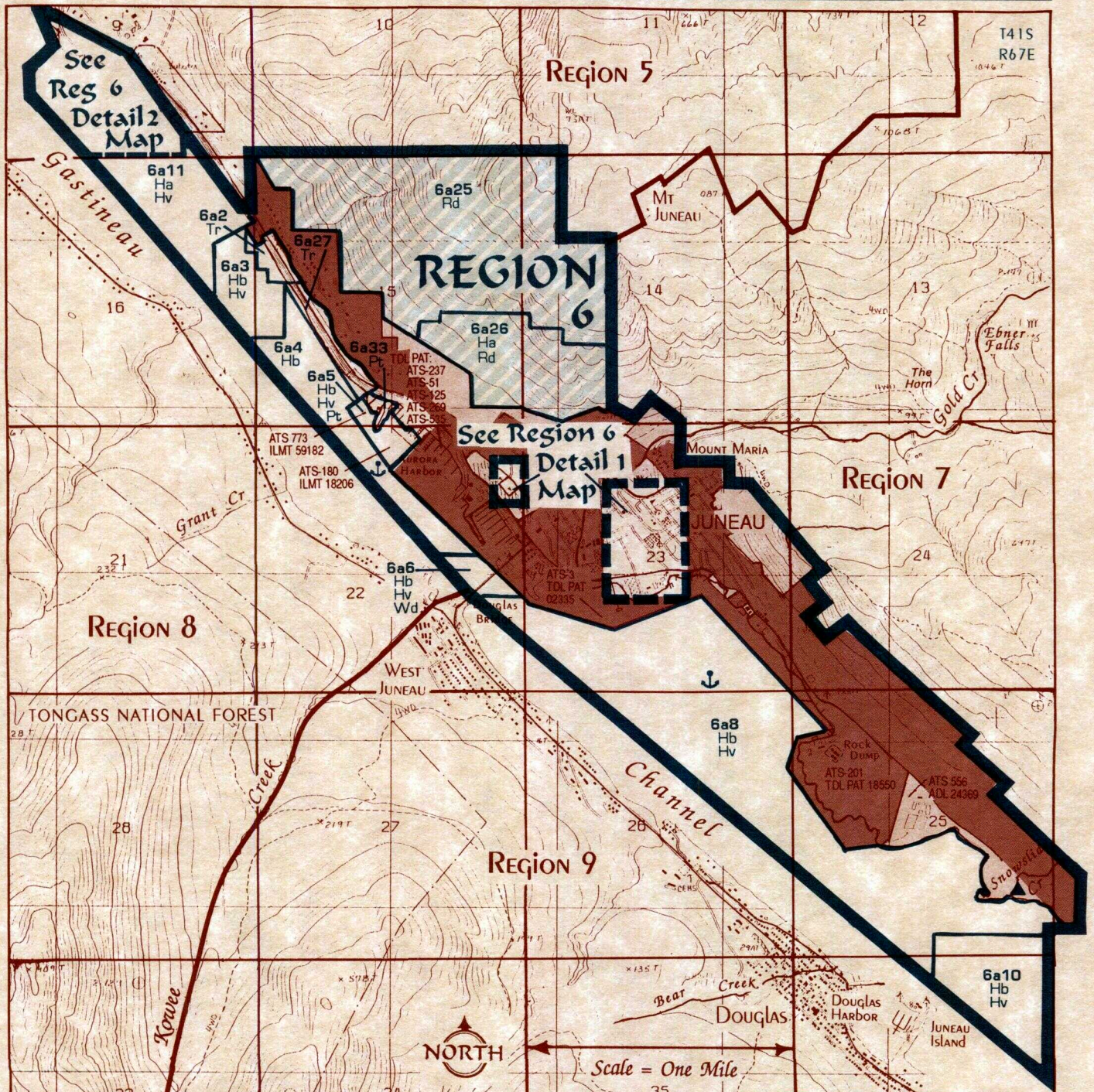
# REGION 6 - Juneau

## Land Ownership

-  State Selected
-  Municipal
-  Private

## Designations

- Ha** Fish & Wildlife Habitat
- Hb** Fish & Wildlife Habitat
- Hv** Fish & Wildlife Harvest
- Pt** Public Facilities - Transfer
- Rd** Recreation - Dispersed
- Tr** Transportation Corridor
- Wd** Waterfront Development
-  Anchorage



## REGION 6 DETAIL 1 - Downtown Juneau

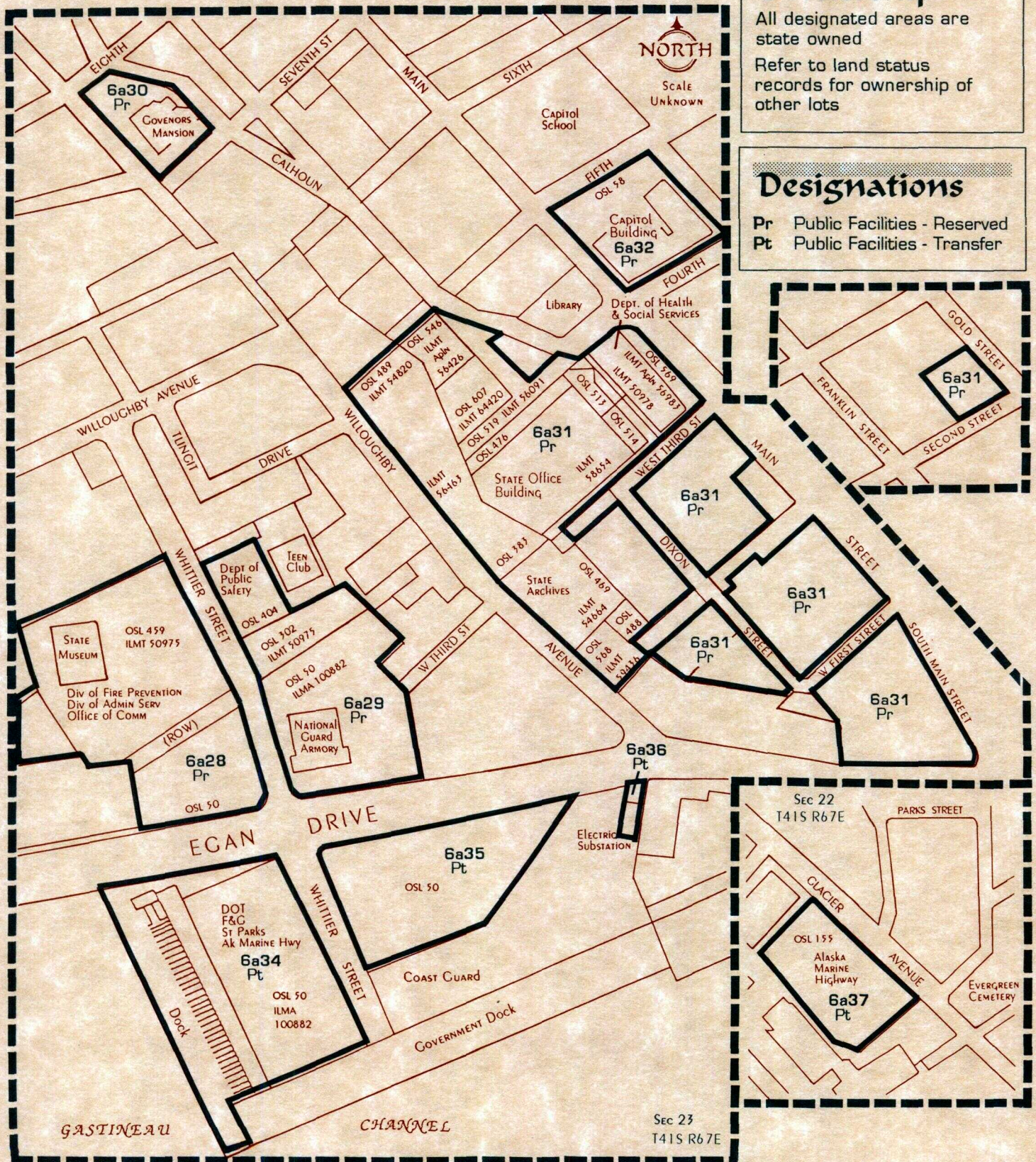
# Land Ownership

All designated areas are  
state owned

Refer to land status records for ownership of other lots

## Designations

**Pr** Public Facilities - Reserved  
**Pt** Public Facilities - Transfer



# REGION 6 DETAIL 2 - Gastineau Channel

## Land Ownership

All designated areas are state owned  
Refer to land status records for ownership of remaining lots

## Designations

**Ha** Fish & Wildlife Habitat  
**Hv** Fish & Wildlife Harvest  
**Rd** Recreation - Dispersed  
**Rp** Recreation - Public Use Site  
**Wd** Waterfront Development

